

MORE FAIR HOUSING AT ITS WORST.....PROJECT YA BASTA

Excerpts from Recent Real Estate Testing Patterns - December 1974

Narrator

Title VIII of the Civil Rights Act of 1968 states that it is unlawful to refuse to sell or rent or to refuse to negotiate for the sale or rental of or otherwise make unavailable or deny a dwelling to any person because of race, color, religion, national origin or sex. The Connecticut Public Accommodations Statute section 53-35 says: Any discrimination, segregation or separation on account of race, creed, color, national origin or ancestry shall be a violation of this section. A place of public accommodation includes any housing accommodation, commercial property or building lot on which it is intended that a housing accommodation or commercial building will be constructed, offered for sale or rent.

The following is a series of excerpts from actual apartment real estate tests conducted in and around Hartford, Connecticut by Education/Instrucción. Although edited, the recordings leave out little of substance. During each contact, the tester carried a recording device. The first tests were conducted in West Hartford, Connecticut on December 5 and 6, 1974, in a neighborhood located near the boundary line between the town of West Hartford, where the minority population is .4 of 1%, and the city of Hartford, where the minority population is 27.9%. These are 1970 United States Census figures. The West Hartford sequence begins with an on-the-street interview with a neighborhood resident talking to a white tester.

"Seems that way." (White resident)

"I'm from out of town so I'm trying to find out. I'm from Greenfield, Massachusetts." (White tester) "What kind of neighborhood is this here?"

"This is a very good neighborhood, but (inaudible) get anything here. This is the only apartment here. Did they give you any encouragement there?"

"No, none."

"No, I asked the woman, too. She said, 'Call me, she said.' But it isn't good for me because I have to be right on the line for shopping. You know, things like that, so I could walk from a bus from..."

"Right."

"You have a car?"

"I have a truck."

"You have a truck?"

Yeah, is this a safe neighborhood?

"This is a safe, well it's safe, safe as can be. Nothing is safe today."

"Well I'm coming from Massachusetts..."

"They're getting all over- well I don't know. I don't think you have that problem in Massachusetts, with the colored people."

"With who?"

"Colored people."

"Oh, oh, I see, is that the problem here?"

"Yeah, it's horrible. The kids, you know, maybe the older people are alright, but the youngsters are just horrible."

"Are there Black people that live around here?"

"Well they haven't gotten up this far but they're down on Farmington Ave., a little ways down. They're on the Avenue. They're all over. The police are watching them around this St. Francis Hospital. Around those streets it's been very bad. So the police are watching them so now

education / instrucción inc.

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112



they're moving up even further to the better sections."

"Moving what, towards West Hartford?"

"Yeah."

"Is this West Hartford or Hartford, right here?"

"Well, this is West Hartford."

"This is West Hartford."

"Yeah. On one street after, Prospect Avenue, where the cars are going, that's Hartford."

"I see."

"Why don't Black people come and live in here?"

"They would if they could get in but, you know, they sort of give excuses, you know. They say the rent is this and that. They don't want to let them in here."

"Who doesn't, the superintendents don't and the owners?"

"Of course, all around, people don't want them."

Narrator

All around, people don't want "them," says the woman on the street. The next day a white tester responded to an ad printed in the Hartford Courant, whose real estate section begins with the following publisher's notice:

All real estate advertised in this paper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, or national origin. Or an intention to make any such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate which is a violation of the law.

The following sequence is a classic example of the sandwich test, so called because it involves a white, black, white pattern. This portion begins with a white tester who talks with the superintendent to establish the white standard. It is followed by the experience of the Black tester. The test pattern is completed by the return of the white tester to confirm the discriminatory acts. The building superintendent is white.

"How much is this?" (White tester)

"This goes for \$195, with parking."

"With parking."

"Yeah, you do have a car that goes in (inaudible)."

"Is this the front street down here?"

"No, that's the back. This is the back of the building here."

"I see."

"It's the entrance."

And this is B-2?

(Inaudible) B5."

"B-5, O.K."

"Right."

"Tell me, what kind of neighborhood is it around here?"

"Oh, this is a really good section here. You can't beat nothing here. There's no Puerto Ricans, no niggers around here."

education / instrucción inc.

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112



"Is that right?"

"But you have good location for stores. You got Motts supermarket facing the street over here."

"Right."

"And you have also Farmington which is the second one. You have all kinds of stores and banks over there."

"Right."

"You have Park St., gas stations, and all kinds of restaurants, things like that."

"Uh huh."

"And you're right between bus lines. You can take buses on Park Street or either on Capitol Avenue, right near the Boulevard."

"And you tell me there's no Black people around here?"

"No, no colored people around here."

"And how come?"

"I don't know how the owner gets along with it but everybody else has a mix."

"Everybody else has it mixed but not the owner?"

"Not over here."

"Who owns this building?"

(Deleted.)

"Does he live here in West Hartford?"

"Yes, he lives in West Hartford, two or three miles from here."

Well, other buildings, do they have Black and Puerto Rican people in them? Around here?"

"Well, not in this section, no, not in this area." "I haven't seen no Black people around at all. But you have some in the Hartford area, say maybe two or three blocks away from our buildings."

"Do you have any Blacks in your buildings on..."

"We have no solid Black or Puerto Rican, all white."

"How do you keep them all white?"

"He's got a secret, I guess. He's a powerful guy. Real nice guy, too. He knows how to..."

"But doesn't a Black person come to the apartment?"

"They do come but he's got a technique. Got a technique to keep them out."

"That's interesting. How do you think he does it?"

"I don't know how he does it."

"What happens when a Black person comes here to your building?"

"We have to show them the rent."

"You have to show it to them."

"Yeah, but you have to have a technique how to, you know, to handle them. But you got to show them."

"And then, but then the next step is where he catches them."

"The next step is when he catches them and then when he signs up the leases. Because there's all kinds of questions, you know, jobs, this and that (inaudible)."

"Oh, he has a long form. Would I have to fill one of those out, too?"

"Yeah, you do have to fill in a form, you know, for the lease, to



sign in the lease, right here, because when you lease... Then you also have a security month."

"O.K., well, that's interesting. You know, I'm from out of town so I don't know how you do it here in Hartford, in West Hartford."

"I'm not just bluffing you, I'm just telling you like it is. This is a nice section right here and it's nice and quiet."

"And you're guaranteeing me that there'll be no Blacks or Puerto Ricans living around here if we come and live here."

"Well there ain't any right now, everything is filled in so... That might take a few years before they do come in around. Even in the apartment across over here I never seen a Black people or a Puerto Rican at all. They're in the Hartford area I guess. That's two miles away from here. In my other building then we have them on the outskirts of our buildings but not in our own buildings."

"Not in your own. And the same man owns all these buildings?"

"Same building. In fact, he owns the one across the street over here too but it's all, it's all..."

"What's the address over there?"

(Deleted)

"Another one he takes care of that too."

"So he's a big man, he's a very powerful man."

"Oh yeah, he's got around, I thinks it's he's got around twelve buildings- that's besides this here."

"And are they all kept white?"

"And they're all kept all white people. I don't know of any Black people in his buildings."

"And you don't know how he does it?"

"I don't know how he's got a technique,"

"But he does it."

"He told me how to do it my way, you know."

"How does he do it your way?"

"Suppose we get a call over the phone, right?"

"Right."

"Eventually we know, you know, their <sup>Accent</sup>. And we don't put up the price over the phone unless we're really talking to somebody that, you know, we're sure that they are white. So the price is mentioned and if the price is mentioned and in other words I fool myself by not, you know, then he takes over. But it never did happen, you know, because when they do come up then I have a different story when they come up to see the apartment."

"When a Black person comes?"

"Right."

"What do you tell a Black person?"

"I jack, I just jack up."

"You jack up the price?"

"Right."

"O.K."

"We're sure they won't take it because they can't afford it. See what I mean?"

"Sure."

"And if they do, saying that they want it, well then he takes over. And then he has something else behind that. I don't know."

education / instrucción inc.

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112



"Yeah, but you work this out with him so he knows and has he worked this out with his other buildings too?"

"Eh, I think it's done the same principle way."

"Well how many different superintendents does he have?"

"We only have three. I take care of four buildings myself and I think the rest are all single, you know, individuals."

"Individual superintendents."

"I think so."

"Well that's very interesting. I wondered how people did that."

.....(Deleted).

Tuesday...

"All right so I'll take your name and telephone ..."

"You don't have to do that. Let's just leave it. I'll come back. I'll give you my name if you want. We're trying to set up an office her e... I'd like to bring my wife back, too... I don't want to hold up the apartment from anybody else, O.K.? Don't hold it."

Black Tester (45 minutes later)

"Yes..."

"Hi, I'm looking for the superintendent."

"Right here."

"Hi, fine and you? I read your ad in the Courant today. I was wondering, could I see the apartment?"

"Well, you can see it, but it's already taken."

"It is ?"

"Yeah, just about two hours ago."

"Really?"

"We've got some....(deleted)"

"And this is all you have?"

"Right, this is all we've got."

"Oh, this is such a nice neighborhood."

"I know. They say it's nice over there (Asylum Hill) now, too. Since the Aetna bought that piece of land across the street."

"And you have nothing else in the area?"

"No, we had only one and that's it."

"Well, could I see it anyway?"

"Sure I'll show it to you."

"You're not expecting any openings?"

"Not that I know right now. Not in this building here."

"My husband and I have been looking like crazy for a nice place... this is just what we're looking for."

"You just missed by a couple hours. A guy from Greenfield, Massachusetts."

"He took it?"

"He took it?"

"Yeah, he's moving out from Greenfield (inaudible) and he had to have an apartment."

"He already put down a down payment and everything?"

"Yes. Definitely."

"Because if he wasn't definite I could leave my name."

"And you also have the linen closet here...the bathroom...and shower..."

"And you won't have anything else?"

"Perhaps something in January. It goes by the month. But not that



I know from the owner. Right now, this is the only one here (inaudible) too bad. Yeah, everybody's going mad over apartments now."

(Return of white tester- 5 minutes later)

"O.K. Good. Thank you. We're back. We decided we better not wait if there were people coming back this afternoon."

"Yes, we had two calls."

"Oh, did you really? Well, we decided we couldn't wait."

"We had more people come in right after you there, and I told... because she was a colored girl, I told her the place was already taken, so I was just wishing she wouldn't come back within two hours. They can check up on it, you know."

"Could we come up and see it?"

"Yeah, tell my wife about the neighborhood, Now so she understands."

"The neighborhood over here we don't have no colored people as far as Puerto Ricans around, it's all white people. It's not that I just want to say that to get you to rent and this and that- we don't carry no colored people in our buildings... not even one of them."

"Now did you say that a Black person just came to the door just after I left?"

"Right, right after you left she came here because she saw the advertisement. But we cannot stop them, see. But the reason we can stop them is to say it's taken or raise up the rent high enough they won't take it."

"So which did you do?"

"Uh?"

"What did you tell her?"

"I told her the rent was already taken which could be taken tonight or this afternoon because we have two appointments-like you were coming and then we have another one at 4:30."

"If we wanted to sign up for this, what do we do?"

"What do you call... I have to call the owner."

"O.K."

"And anytime you're ready, he could be here. He could be here this afternoon, he could be here probably, if he's out of town or something else he could be here tomorrow."

"O.K."

"If you're interested now I could call him right now and he'll be here probably within a half hour, if I can catch him at the office."

(Inaudible) Like I say, I can call him."

"Do you have to check out our credit?"

"In other words, I don't have to except the deposit if you're ready to take it as it is now. All I have to do is go downstairs and call. See usually we accept a thirty-five dollar deposit on the rent."

"But you don't want to take a deposit from us."

"I won't take it if you take it today, I mean, this afternoon, because you'll be entitled in your rent anyway. You give me \$35 deposit and he deducts it from your first month or whatever it is... plus the security month."

"Right."

"And he comes in and he gets the applications, in other words..."

education / instrucción inc.

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112



"Doesn't he have to check out our credit and all that?"

"That he'll check, don't worry. After he sees you, he knows what kind of people you are and everything and then after, but you're accepted. If he says then you're accepted. you're accepted."

"And what was his name again?"

(Deleted)

"He's the owner. In other words, he doesn't work. He has an office and a secretary and he has a few buildings."

"Is he a real estate person?"

"Oh yes. He's everything. He's a smart man."

Narrator

The next excerpt is taken from WTIC Radio Dick Bertel's talk show. Education/Instrucción was the guest. The date was September 23, 1974.

Caller

People say that George Wallace is a racist but he's not. His whole philosophy is I do not believe in giving rights to some by taking away the rights of the others. And I feel that the coloreds and the Puerto Ricans and the Polish and the Italians and I'm Irish and (inaudible) all of these people should have the same. I feel that they should have equal but I do not feel that they should be forced to live together if they do not want to. Now, the (inaudible) that these groups are bringing these colored people in and forcing the white people to have these coloreds live amongst them and I have spoken to colored people and their feeling is they would rather live with their own. Now because there are a few and I say this wholeheartedly, I'm sure that it is just the minority that want to do this- to move into white neighborhoods. But let's face it, it's unfair to their children more than anything because there is a feeling of- it's not racism because racism to me stirs up feelings of hatred and all and this is not what I'm talking about. But what I'm talking about is ethnic groups always, always, since the year one, stayed more or less with their own. And I feel it's just a few groups of do-gooders that are trying to force these people in with the people that do not want them and to me, it's just unfair.

Announcer: Do you live in an ethnic neighborhood now?

Caller: No, I don't. I live out in the suburbs. And if it starts in out here, we're gonna go even farther into the country because I do not feel that my children should be forced into these different things- these different situations. I grew up in a small town and there was one colored family in the entire town. They lived off by themselves. They attended our schools, there was no problem. Then they went to high school all through my high school which was in Willimantic in my whole high school class there was one colored girl. At senior year in high school a colored boy transferred from Hartford after graduation they married. This was an accepted thing. I grew up with no prejudices, believe me. My husband has worked with these people and never felt prejudice until all of these people- it's like they're being shoved down our throat and I'll tell you, it's getting to the point where I just don't want to talk to them.

Dick B.: Uh huh.



Caller: And I feel bad about it because I do know there are so many nice ones. And it seems to me that it's the few that's making it bad for the many. And it's the do-gooder groups, if you must call it that, that are forcing these upon us. And we resent it.

Dick B.: O.K. Thank you very much- we've got other calls.

Caller: O.K.

Dick B.: One of the do-gooder groups, incidentally, is the federal government- that is a point that must be remembered. Yes, your question, please?

Caller: Yes, ah.

Dick B.: Go ahead, don't listen to your radio.

Caller: Yes, I just wanted to...I can't help agreeing with the lady who was just on the telephone, but to answer this fellow's question how a person feels about minorities moving into the neighborhood with them. Quite frankly, the reason he wanted some one to answer why they didn't want the minorities to move because they don't seem to be able to lend themselves well toward keeping up the property. They seem to run down everything they get in to and all you have to do is look at the housing projects that they're in that were built nice, they were built well, and see the terrible condition that they're in and that's why people they get touchy about them. They don't want them to come out and blight the suburbs. They got the cities blighted now. That's the reason.

Dick B.: Do you think someone with \$40,000 is going to turn that property into something that's worth ten? Is that what you're saying? Hello?

Caller: Yes.

Dick B.: Do you follow my question?

Caller: Ah, who'se got the \$40,000? Didn't quite follow you.

Dick B.: Well, let's say there is a minority family with enough money to move into a suburban neighborhood the question is...

Caller: I don't question the fact that there are minority families that are already in the suburbs that do keep up the house. I'm talking about the kind of racial distribution you people are talking about- on a mass basis where you're where ya gonna throw them into the suburbs in something like this Coventry business and you name it. You can call it under any name you want but don't give me that \$40,000 business because there are Black...

Dick B.: But we're not talking about the Coventry business, are we Boyd?

Boyd: Well let's talk about low and moderate- income housing because like busing, housing means a lot of different things. It's not the busses, it's race. And let's talk about low- and moderate- income housing. And again

education / instrucción inc.

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112





people associate this directly with race, but that is not the case. The vast majority of poor people in this region are white.

Caller: Wait a minute! It always ends up with race. It always ends up with Black or Puerto Rican.

Boyd: No, it doesn't. Can you give me some examples of where in the suburbs is a low or moderate income housing area?

Caller: I can't because you know damn right well there aren't any.

Boyd: Well, there are some.

Caller: There aren't any examples.

Boyd: There is in West Hartford, for instance.

Caller: You northern liberals, like yourself, you'd have all the suburbs blighted.

Boyd: You mean integrated.

Caller: Blighted. You call it what you want- I'll call it what I want.

Boyd: Well, do you think your view is a racist point of view?

Caller: It never used to be, I'll tell the truth, ten years ago, but when they start shoving people down my throat, yes, I'm very racist. Yes, I have to freely admit. And I never dreamt I was even, I never even was conscious of the word ten years ago, but I think there's a lot of people like myself, in fact, I know there are. We're called the silent majority.

Narrator

The next real estate test took place on October 10, 1974 in a large apartment building close to the boundary line between South Windsor and East Hartford. The minority population of South Windsor is 1%. The minority population of East Hartford is .9%. Both towns are contiguous to the City of Hartford.

(Tester) Do you have Blacks and Puerto Ricans living in here?

"No."

"No? It's quite close to Hartford, isn't it?"

"Well- we try to let them stay in Hartford."

"Do you ever have people come-Blacks and Puerto Ricans come?"

"No Puerto Ricans, just Blacks, but ah, we've always been full up. I'm not saying discrimination but any time they ever come- we have to put their name on the list- I mean we're uptight but we're fortunate so far- not that they're any less than we are but you get one over here and you're gonna have half of Hartford in the pool."

"I understand what you're saying. O.K."

"I hate to say too much because I might be talking to the wrong people."

"Yeah, well, ah-"

"But as of right now, there's no colored in this building at all."



Maybe someday we have a visitor or a woman has a colored woman come and clean for her but that's the only thing.

Narrator

The next ~~exerpt~~ is taken from a real estate test on October 24, 1974 in the City of Hartford in a neighborhood well known for the insurance company national headquarters located here. This is an example of an "interruption" test so called because the Black testers interrupt the white testers while they are with the rental agent.

The sequence begins with a discussion between the <sup>white</sup> testers and the rental agent upstairs in a vacant apartment.

(rental agent) Oh, we're fine right here. We don't advertise and we have all desirable people. Is that what you mean?

(tester) well, yeah, whether it's a safe area?"

"Oh, sure. We don't have any trouble here because we have all desirable people living here. We don't go down below, we go this way."

"What do you mean down below?"

"We don't go down below because they have some coloreds down there."

"I see-down that end of the street?"

"uh,huh. We go this way where the shopping center is- up this way anyway and the traffic station busses and everything."

"Does the bus run along"

"Yes, it runs right up here along Asylum. Did you come up Asylum? How did you come?"

"Yeah, we came over Sargeant, I think. We're learning our way."

"Sargeant? Well, that's the section that you keep away from."

"Well, we didn't know."

"Of course not. Sargeant has the colored that's why you keep away from it. You come this way. It's fine up Asylum and Farmington is fine...You can get the Asylum Ave. busses and you can get the Farmington Ave. busses up here."

"Don't you get everybody applyin<sup>g</sup> for apartments here? I mean all kinds- Blacks and Puerto Ricans?"

"(whisper) we don't advertise "

"So that keeps the Blacks and Puerto Ricans..."

"We don't advertise"

"So nobody knows"

"Why, no, of course not."

Narrator The rental agent proceeds to take the white testers to the second vacant apartment in the building next door. They must go outside to cross between buildings. This is where the Black testers interrupt.

"(tester) Could you tell me where I could find the superintendent to these buildings?"

"(rental agent) We have no empty apartments here."

"No?"

"No."

"Do you know the superintendent's name? Is there a waiting list or something?"

"No. You have to ....(deletion)

education / instrucción inc.

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112



(agent) "Do you know where that is? You have to apply there.  
(testers) " O.K. Thank you.

Narrator The rental agent takes the white testers around behind the first building and discusses what has just happened.

(tester) "Beg your pardon?"  
(agent) "Let's get around the corner until they get out of the way(laugh)"  
"You don't want to be out there when they're there?"  
"What? I don't want them to see what we're going to do. They're just walking around to see what they see. Wouldn't we look cute taking something like that?"  
"What would happen?"  
"No we don't. We just say we have nothing. I'll call..(deletion)"  
"Well, does the owner say he doesn't want that or is that the reason?"  
"Well, we have people who've lived here for years, and we should take something like that in here? They'd all move out." Well, they're just shopping around."  
"But aren't the owners afraid they're going to get- isn't that discrimination?"  
"It isn't discrimination if you don't - if they don't know you've got a place to rent. And you don't talk about it to anybody."  
"You have to be very careful then."  
"Why, sure. Absolutely."  
"Do you call him when something like this happens?"  
"Oh, sure. I'll call him and tell him to be on the look out."  
"I see."  
"I didn't get their name or anything. I didn't want to go that far. You see I didn't let on about any superintendent or anything."  
"You just didn't want to have anything to do with them."  
"Oh, no."  
"Is that what you ordinarily do just to -"  
"Yeah-"  
"Does that happen much?"  
"No, very little. They're just shopping around. They're on a -"  
"Let's see if the coast is clear"  
"Yeah, that's right. Yeah, they're gone. Oh, no, we don't have- we don't take that. We haven't anything like that. And we haven't gotten into any trouble either because we keep quiet."  
"Oh, I see."

Narrator The next excerpt is taken from a real estate test conducted on October 24, 1974 in the Town of East Hartford. The location is very near the major facility of a prime U.S. government defense contractor. The sequence begins with two white testers followed by the contact of two black testers just five minutes later -

(tester) " Hello, sir, we're looking for an apartment."  
(superintendent) "Just a minute, please."  
"Thank you, take your time."  
"Yes, I was cooking my dinner that's one of the reasons why it took a little time."  
"Sorry to bother you."  
"O.K. so what were you looking for? I have - I will have the first of November a one bedroom available."  
"O.K."  
"Otherwise than that, I have nothing else."  
"No, that would be fine for us."  
"Second floor, but there is no one at home right now. Could you come back this evening or can you come back tomorrow morning? Or the

**education / instrucción inc.**

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112



next day - There isn't anyone at home."

"Yeah, we're just out looking, we can do that. And this is available for November first, right?"

"Right, November first, they'll be out by next Tuesday - ah,"  
(taking down the telephone number)

"All right, in honesty, don't save anything for us, O.K.? but we'll call you and we don't want to spoil somebody else's chances but we're out looking and we like this general area so we'll be in touch with you. All right, thank you, sir."

(Black testers - door bell)

"Are you the superintendent?"

"I am"

"Do you have any apartments available, now?"

"No, not a thing available."

"Do you have a waiting list?"

"No,...I can take your name if you want me to but otherwise than that, I can't make any promises. I never know until the last minute anyway before someone moves. They usually notify me one or two weeks before they get out."

"And you have nothing coming up?"

"I have nothing. That's not to say it's not going to happen. But I haven't heard anything yet. What are you looking for in particular? A single bedroom, or a ~~two~~ bedroom apartment? We have both. One or ~~two~~ ... (inaudible - background TV noises)

(tester) "O.K., then. O.K. thank you very much. Bye-bye, now."

Narrator The white tester calls the superintendent back a few days later:

(superintendent) "Hello"

(tester) "Hello, Mr. \_\_\_\_\_".....

"You had given me a phone number and I've tried to reach you the day after you were here and I got no answer."

"Well, how many times did you try?"

"I tried twice in that one day but it was the following day."

"Oh, well, we were probably just in or out."

"You had said you would either get in touch with me but you had left me your phone number."

"No, I know. I'm sorry. That just, you know, we - "

"I just wanted to let you know that I had tried to get you."

"Oh, I appreciate that, yes. Oh, no, I understand that and I blame ourselves. Don't be concerned about that."

"And are you living in the East Hartford area now or what?"

"No, we're staying with friends right now."

"oh, I see."

"And it looks like our job is going to pan out with the University Of Connecticut. We're in the market...there's not that many apartments available"

"No, no, no."

"I thought there were but, golly, we've looked at a couple now and by the time we get back, we haven't moved fast enough. They're taken."

"Well, especially when the Aircraft is real busy as they are now. We will have a very close margin of vacancies, you know."

"I see. Do you have alot of Aircraft employees there?"

"Oh, yes, we have quite a few. Well, I would say...out of the seventeen apartments we've got five - probably a third."

"Sure, right."

"(inaudible) people from the Aircraft."

"O.K. We'll keep in contact with you. Thanks very much."

education / instrucción inc.

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112



Narrator The next test took place on November 4, 1974. The location is the borderline of Hartford and West Hartford. It is in close proximity to a major facility of another major government contractor required by federal Revised Order 4 to deal with open housing problems. A conversation with the superintendent is in process:

(white tester) "How many apartments are there here?"

(superintendent) "Twelve.....we're the only ones that have - we have one son. We're the only ones with kids and there's people my age and older people who've been here forty-three years."

"Oh, really..no kidding, wow."

"Right across from me there's three widows in this building and three younger couples about my age and an older couple lives on the other side over here and an older couple lives upstairs."

"We noticed the cafe out here. What kind of neighborhood is this?"

"Oh, it's a quiet neighborhood. This caters mainly to business people...it's a new place and it's a pretty good clientele there. It's a pretty quiet neighborhood. In fact we have Flatbush Ave. down here. I don't know if you're familiar with that or not."

"No, I'm not too familiar with the area at all."

"You have some sections that aren't..."

"What's that?"

"Oh, It's mostly all Puerto Ricans and it's kind of a slum area really."

"Do they have public housing right down here?"

"Yes."

"Well, do you get those people coming up here?"

"No, you know. We've lived here five years and we've never had any kind of thing like that or anything."

"Do you have any coloreds or Puerto Ricans living in this building?"

"No."

"How do you get away with that?"

"Well, I don't know. Whenever there's an apartment vacant it doesn't usually last long and we have people waiting I guess to come in. You know. They don't stay empty too long."

"But this is all handled by (deleted)"

"We don't advertise. No. That's probably one reason why there is...uh, you know."

"Well it seems hard to get an appointment."

"Yeah."

"Could we take one look out back? We're not going to be able to see much I know but, uh, do you want me to turn off the lights?"

"Yes."

"Is this Flatbush Ave out here?"

"No. This is New Park Ave. out here and that's Heublein over there- the distillery and Flatbush is over there. I just mentioned Flatbush because you asked me what the area was like. Flatbush really has no bearing on this."

"And you don't have any trouble with people out back here?"

"Oh, not at all. In the summer sometime we get neighborhood kids, little kids come here, but I chase them off. They might throw a ball against the wall and disturb the neighbors, the tenants. So I don't let anybody in who doesn't belong in here."

"How many other apartments are here on the street around this area?"

"Well, there's this one here. This one I guess is probably ten years old, and there's a two-family house right between that and there right there. A two-family house here and the ..(deleted). I think that's about probably six or seven years old."

"Are these all white buildings?"

"Yes. I don't think there's any Blacks on this street at all as far



as I know. If there are, they certainly don't cause trouble or anything like that."

"O.K."

Narrator To conclude this brief sample of real estate tests, we come full circle to the first example of the builder/developer who owned twelve apartments buildings, four in West Hartford and eight in Hartford. Our white testers were talking to the white superintendent."

(superintendent) "Ah, he's the owner, in other words he doesn't work. He has an office and a secretary and he has a few buildings."

(tester) "Is he a real estate person?"

"Oh, yes. He's everything. He's a smart man."

"Yes. Well, We can't stay right now for half an hour, I'm just wondering...see, I don't...you see it's not fair for us to hold somebody else up."

"Like I say this afternoon there will be another party coming in at 4:30, so if they come in and you've already taken it this afternoon or given a deposit. That's automatically out. We can show the people the unit but they're not gonna have it if it's already taken. Like I told that colored girl to get rid of her. I told her it was taken. Because we don't want, see?"

"Because you don't want any Blacks people here"

"That's right. We don't want no colored people."

"And Mr. \_\_\_\_\_ (deleted) feels that way, too?"

"Oh, yes. He's 100% for it. In other words, I work under his words and everything."

"You work under his directions?"

"If I can't succeed to get rid of them, then he will. I don't know how but he does."

"What does he do? You don't know?"

"Well, he's the owner of property in Hartford here about twelve or thirteen buildings like this here, and that's his you know. He's in the real estate and everything. (inaudible) a businessman. He's been doing that for years and years."

"Yes."

"Can you tell me a little bit about the area?"

"The area, well, it's the Hartford area, but it used to be quite gay here, well, back to two years ago but now it's coming back. Because the Aetna Insurance bought alot of land over there. It's all cleared out. All these houses that were there - before they used to have, you know, there was welfare people in there living and this and that. That's all out."

"Aetna just bought all that property up?"

"They bought all that property out."

"And they're knocking down buildings and they're not putting up new ones?"

"And they're not putting up anything. If they're going to put something, they're going to put business of their own. They'll probably put a ...well, right now, they made a nice lawn with it. And I heard they're going to make a nice flower garden or something for years yet because they're not ready to expand,...uh, new buildings."

"So that moves the Black and Puerto Rican people out of there?"

"Oh, yes."

"(inaudible) won't that be torn down, too?"

"Oh, no, cause that's the other side. That's private property there. He'll never sell to the Aetna for that. And then the left hand side there's a school. A big school yard and a school so there's nothing on that side." (deleted)

"I'll tell you what, we'll go back and look at the other one."

education / instrucción inc.

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112



"If you got time right now, I can take you at (deleted) and then come back and see what you want to see at Whitney. I mean South.."

"Are you going over to (deleted)?"

"I'm ready any time."

"O.K. Let's go, let's do that."

- - - -new location - - -

(inaudible) "All these houses were bought by the Aetna."

"All these houses have been bought by the Aetna around here?"

"See that building over there. It's all coming down. That's the Yellow Cab. Aetna bought that. It's all coming down."

"What's the Aetna?"

"The Aetna, see that, that big dome over there? That's the Aetna Life Insurance. So they they're gonna occupy all this here - they bought all this land as far as that red house over there - (inaudible street noise)

"Now is that where all the Blacks and Puerto Ricans were living around here?"

"Right."

"They were living in that apartment and the Aetna bought that out?"

"They bought everything out."

"And moved all the Blacks and Puerto Ricans out. And that made it whiter as a neighborhood."

"Much whiter! And now it's a better location than it was a couple of years ago."

"Better for your owner, uh?"

"Sure" .....(new conversation)..linen closet"

(tester) "And he keeps these buildings all white even in the middle of all these Black people here. We see so many Black people and Puerto Ricans walking around."

(superintendent) "They're all around Hartford area. But we don't see any in West Hartford. But in the Hartford area, they're all around you. But yet there's no Black people in his buildings. He's got a secret, I'm telling you. I don't know how he does it. But he's.."

"Is that true about here, about this building?"

"Pardon me/"

"Is that the same in this building here? There are no Black people in this building?"

"Oh, no, no, no. No, there's not even one building that he has Black people. Like I say, he has a secret way. I don't know how. I know (inaudible) my way when I rent. But if they go through my hands, then he takes care of them. And all I know is I get a call, and they're not accepted... call her back."

"So you worked this out before.."

"But like I say the area you can't go, I mean without, they're all over, but they don't bother. They have a few colored people in here (pointing to the building next door). But this here has been sold to two white guys from Glastonbury, a partnership. Before, it used to be a colored guy who owned this building here and it was Black all the way. But now, I think there's not more than two or three families of Black people in there."

"The two white guys from Glastonbury got rid of the Black people in this building?"

"Right."

"And what's the number of this building here?"

(deleted)

"How can they do that?"

"I don't know. They got lawyers or they got political ways, anyway. They're smart. Like my boss, he's a smart man. When you see him, I'm not just talking, he's smart."

"Right."

education / instrucción inc.

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112



Narrator

The Town of Glastonbury just mentioned by this pleasant sounding racist building superintendent has a minority population of .4%. It also is contiguous to the City of Hartford.

It is clear that discrimination in housing on the basis of race and national origin is alive and well in the Capitol Region of Hartford, Connecticut. Even though six months before these apartment tests were made, back in May, 1974, the U.S. Department of Justice arrived in Hartford to sue seven major real estate companies for wide-spread "pattern and practice" violation of Title VIII.

Therefore, it continues to be just as clear now as it was then that segregated housing patterns and the resulting segregation in education and restricted employment opportunities are the conscious and calculated acts of white, suburban-oriented businessmen - and intentionally or unintentionally part of business as usual for banks, insurance companies, and other lenders, developers and major government contractors who profit from or participate in racism in housing.

**i YA BASTA!**

published 12/19/74

**EDUCATION/INSTRUCCION**

THIRD FLOOR  
1229 ALBANY AVE  
HARTFORD, CT 06112  
TEL: (203) 522-7960

**education / instrucción inc.**

POST OFFICE BOX 12245, HARTFORD, CONNECTICUT 06112

